

MINUTE ITEM

18. SELECTION AND SALE OF VACANT FEDERAL LAND, LIEU LAND APPLICATION NO. 4970-A, B AND C, SACRAMENTO LAND DISTRICT, SANTA CLARA COUNTY, GEORGE M. LeDEIT AND ARTHUR E. LeDEIT - S.W.O. 5695.

After consideration of Calendar Item 2 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE COMMISSION:

1. DETERMINES THAT IT IS TO THE ADVANTAGE OF THE STATE TO SELECT THE FEDERAL LAND EMBRACED IN SECTION 20; $S\frac{1}{2}$ OF $NW\frac{1}{4}$, $SW\frac{1}{4}$ AND $W\frac{1}{2}$ OF $SE\frac{1}{4}$ OF SECTION 21; $NW\frac{1}{4}$ AND $W\frac{1}{2}$ OF $NE\frac{1}{4}$ OF SECTION 28; AND $3\frac{1}{2}$ OF $SW\frac{1}{4}$, $SW\frac{1}{4}$ OF $SE\frac{1}{4}$ AND $NE\frac{1}{4}$ OF SECTION 29; ALL IN T. 6 S., R. 4 E., M.D.M., AND CONTAINING 1,480 ACRES, MORE OR LESS, IN SANTA CLARA COUNTY, AS SHOWN ON OFFICIAL U. S. PLAT OF SURVEY APPROVED FEBRUARY 4, 1880;
2. FINDS THAT THE LAND IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION;
3. APPROVES THE SELECTION OF THE LAND; AND
4. AUTHORIZES THE SALE OF THE LAND, FOR CASH, TO GEORGE M. LeDEIT AND ARTHUR E. LeDEIT, AT THE APPRAISED PRICE OF \$22,200, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS.

Attachment

Calendar Item 2 (2 pages)

CALENDAR ITEM

2.

SELECTION AND SALE OF VACANT FEDERAL LAND, LIEU LAND APPLICATION NO. 4970-A, B AND C, SACRAMENTO LAND DISTRICT, SANTA CLARA COUNTY, GEORGE M. LeDEIT AND ARTHUR E. LeDEIT - S.W.O. 5695.

An offer was received October 22, 1953, from George M. LeDeit and Arthur E. LeDeit of San Jose, California, to purchase all of Section 20; S $\frac{1}{2}$ of NW $\frac{1}{4}$, SW $\frac{1}{4}$ and W $\frac{1}{2}$ of SE $\frac{1}{4}$ of Section 21; NW $\frac{1}{4}$ and W $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 28; and S $\frac{1}{2}$ of SW $\frac{1}{4}$, SW $\frac{1}{4}$ of SE $\frac{1}{4}$ and NE $\frac{1}{4}$ of Section 29; all in T. 6 S., R. 4 E., M.D.M., and containing 1,480 acres, more or less, in Santa Clara County as shown, on official U. S. plat of survey approved February 4, 1880. This land may be obtained by the State under the indemnity selection procedure, and thus, under the Commission's rules and regulations, is subject to sale at the appraised value to the applicants without advertising.

A staff appraisal shows that the land is not suitable for cultivation without artificial irrigation and establishes its value at \$15 per acre, or a total of \$22,200. The applicants deposited the necessary amount to meet this value.

The subject land is approximately 35 miles from San Jose. A county road terminates approximately one mile southeast of the land, and a private jeep trail connects the parcel to the county road; limited access over adjoining land has been granted to the applicants by court order. The highest and best use is for recreation and for deer and quail hunting. A jeep road built on top of ridges from the southeast corner to the approximate northwest corner facilitates hunting access. Grazing is a low secondary use. Vegetative cover consists of oak, chamise, manzanita and scarce grass. There are two small undeveloped springs. The land has steep slopes typical of the California Coast Range, and lies at an elevation of from 2000 to 3100 feet.

The selection of the subject land is considered to be to the advantage of the State in that it will assist in satisfying deficiencies under the School Land Grant.

The State's application to select the land has been accepted by the Bureau of Land Management, and the land was listed (conveyed) to the State on August 30, 1960.

IT IS RECOMMENDED THAT THE COMMISSION:

- (1) DETERMINE THAT IT IS TO THE ADVANTAGE OF THE STATE TO SELECT THE FEDERAL LAND EMBRACED IN SECTION 20; S $\frac{1}{2}$ OF NW $\frac{1}{4}$, SW $\frac{1}{4}$ AND W $\frac{1}{2}$ OF SE $\frac{1}{4}$ OF SECTION 21; NW $\frac{1}{4}$ AND W $\frac{1}{2}$ OF NE $\frac{1}{4}$ OF SECTION 28; AND S $\frac{1}{2}$ OF SW $\frac{1}{4}$, SW $\frac{1}{4}$ OF SE $\frac{1}{4}$ AND NE $\frac{1}{4}$ OF SECTION 29; ALL IN T. 6 S., R. 4 E., M.D.M., AND CONTAINING 1,480 ACRES, MORE OR LESS, IN SANTA CLARA COUNTY, AS SHOWN ON OFFICIAL U. S. PLAT OF SURVEY APPROVED FEBRUARY 4, 1880;
- (2) FIND THAT THE LAND IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION;

CALENDAR ITEM 2. (CONT'D.)

- (3) APPROVE THE SELECTION OF THE LAND; AND
- (4) AUTHORIZE THE SALE OF THE LAND, FOR CASH, TO GEORGE M. LeDEIT AND ARTHUR E. LeDEIT, AT THE APPRAISED PRICE OF \$22,200, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS.